

1ST READING

2ND READING

INDEX NO.

2-14-06

2-21-06

2006-009

DeFoor Brothers Development, LLC

ORDINANCE NO. 11795

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED IN THE 2300 BLOCK OF TIMBERLANE TRAIL, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

Lots 15 thru 23, Timberland Subdivision, Plat Book 20, Page 73, Deed Book 1433, Page 564, Deed Book 2043, Page 645, Deed Book 2237, Page 469, Deed Book 2270, Page 793, Deed Book 2360, Page 686, Deed Book 2596, Page 691, Deed Book 5013, Page 250, Deed Book 5692, Page 240, and Deed Book 7472, Page 422, ROHC. Tax Map 149H-G-002 thru 010.

from R-1 Residential Zone to R-4 Special Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to:

1. Being included in the MXU development;
2. Review of traffic plan and requirements of the City Traffic Engineer; and
3. Lighting from any commercial or office development needs to be directed away

from the abutting R-1 properties.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

PASSED on Second and Final Reading

February 21, 2006.

  
CHAIRPERSON

APPROVED:  DISAPPROVED:

DATE: 2/27, 2006

  
MAYOR

DML/add

CHATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY



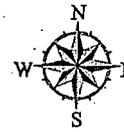
CHATTANOOGA

CASE NO: 2006-0009

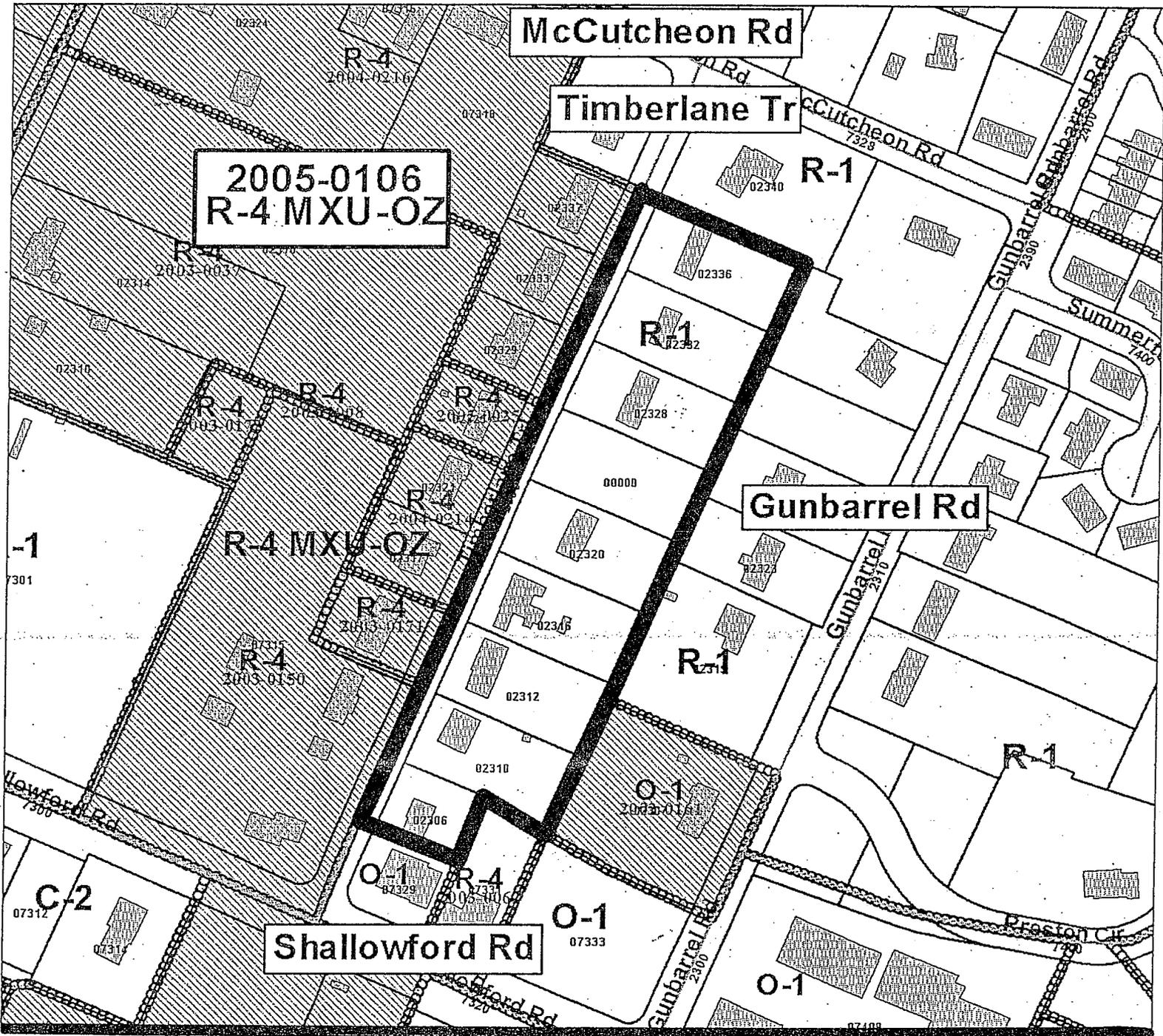
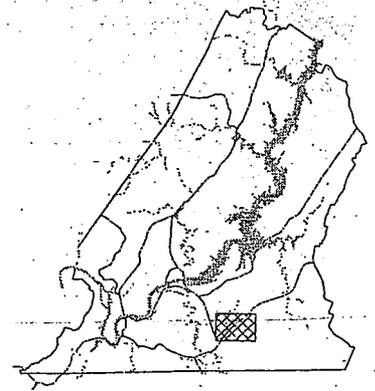
PC MEETING DATE: 1/9/2006

FROM: R-1

TO: R-4



1 in. = 200.0 feet



**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-009:** Approve, subject to:

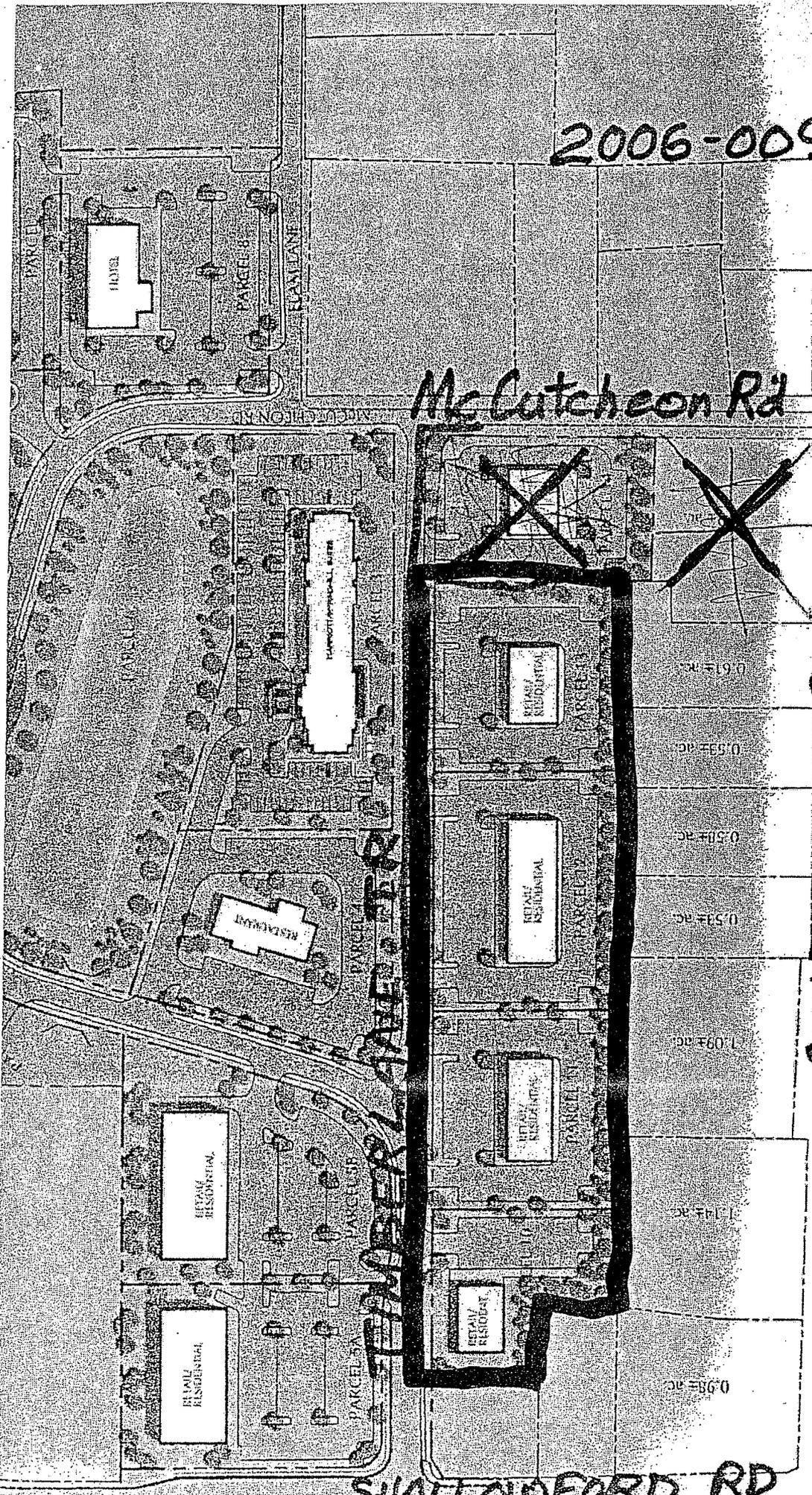
- 1) Being included in the MXU development;
- 2) Review of traffic plan and requirements of the City Traffic Engineer; and
- 3) Lighting from any commercial or office development need to be directed away from the abutting R-1 properties.

2006-009

McCutcheon Rd

GUNBARREL RD

SHALLOWFORD RD



PARCEL #1 & 2 116.093 ACRES	ZONING	C-4 (PRC)
PARCELS #3 THRU #13 150.577 ACRES		MAX. CO
MIXED USE OVERLAY ZONE REQUIREMENTS		
ACREAGE TOTAL		30.577
FUNCTION USE		ALLOWABLE
CIVIC USE (10% MAX)		3.058 A
LODGING & RETAIL (50% MAX)		15.268 A

SUMMARY	PROPOSED USE	PARCEL SIZE
PARCEL #10	RETAIL RESIDENTIAL **	0.86 ACRES
PARCEL #11	RETAIL RESIDENTIAL **	1.24 ACRES
PARCEL #12	RETAIL RESIDENTIAL **	1.31 ACRES
PARCEL #13	RETAIL RESIDENTIAL **	1.21 ACRES
PARCEL #14	RETAIL RESIDENTIAL **	1.02 ACRES

NOTES: \* IF RESIDENTIAL UNITS PROVIDED IN C-4 ZONING COUNTY TOWARD THE 23 TOTAL REQUIRED IN PARCEL  
 \*\* 17 RESIDENTIAL UNITS WILL BE PROVIDED AS PER APPROVAL FROM

BLDG. S.F.	PARCEL SIZE
73,860 S.F. - RETAIL & LIBRARY, & TOURIST (RCS)	7.253 ACRES
24,000 S.F.	2.71 ACRES
17,473 S.F. FOOTPRINT (2,216 G.S.F.)	2.876 ACRES
6,800 S.F.	1.686 ACRES
12,000 S.F.	1.42 ACRES
14,070 S.F.	1.86 ACRES
N/A	3.358 ACRES
540	1.017 ACRES
0,000 S.F.	1.73 ACRES